

# One Gloucester Place Brighton

7,258 sq ft  
of Grade A  
office space to let

# Vibrant offices in the heart of Brighton



**One Gloucester Place has been comprehensively refurbished, with 7,258 sq ft of CAT A workspace remaining.**

It features a contemporary new reception inspired by the colourful work of local artist Lois O'Hara, as well as excellent end-of-journey facilities.

- 1 Building exterior
- 2 Reception
- 3 Adjacent Valley Gardens

# Art-inspired highly specified workspace



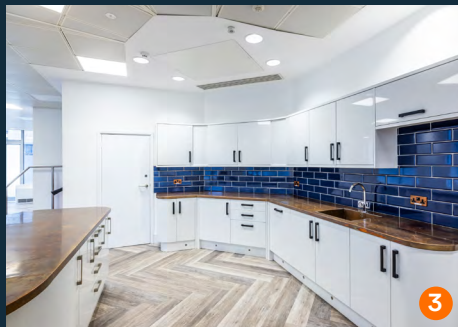
1



2



4



3

1 Ground floor offices

2 Ground floor WCs

3 Ground floor kitchenette

4 Ground floor offices

## Specification



Newly refurbished common areas



Plug & play ground floor



Welcoming, manned reception



Showers and bike racks



Underground car park



Amongst amenities of North Laine



Ground floor fitted with Backbone Connect



5 minutes walk to train station

# Future Green Credentials



New electric air source heat pump system



PV panels on the roof



More efficient air-handling units



Reduced power consumption



**The building will incorporate a number of energy savings subject to approval.**

The heating and ventilation systems will be upgraded to eradicate fossil fuels and renewable energy will be used to reduce power consumption.

## Landlord's ESG strategy

**RLAM is a leading global active asset manager that puts clients at the heart of what they do.**

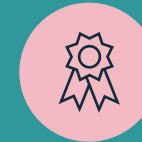
RLAM is also the UK's largest mutually owned Pension and Investment fund and a Responsible Investor. Their property's focus on sustainability and have committed to achieving Net Zero Carbon emissions by 2030 as well as maintaining their Responsible Property Investment strategy goals.



£150 billion assets under management



Committed to responsible investing



Est. 1988 – Part of the Royal London Group



1

## Accommodation

Floor	Condition	Sq Ft	Sq M
Second	CAT A		U/O
<b>First</b>	<b>CAT A</b>	<b>7,258</b>	<b>670</b>
Ground	Fitted		Let
<b>Total Available</b>		<b>7,258</b>	<b>674</b>



2

**Your business your way  
with bright and modern  
new workspace.**

The available first floor offers 7,258 sq ft of versatile accommodation in CAT A condition, the perfect blank canvas for an occupier to make their own.

1 CAT A first floor

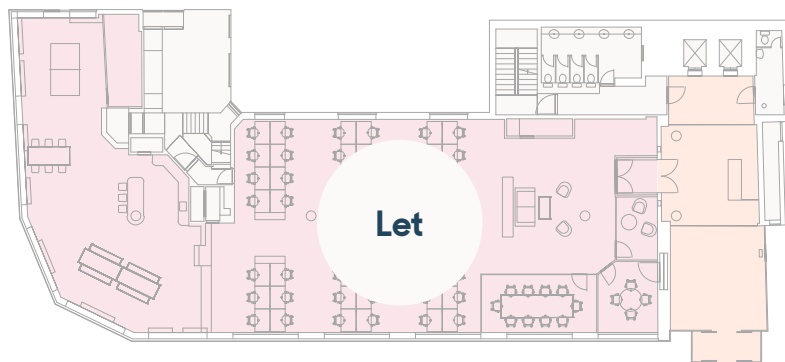
2 Fitted ground floor

# Bright floors with garden views



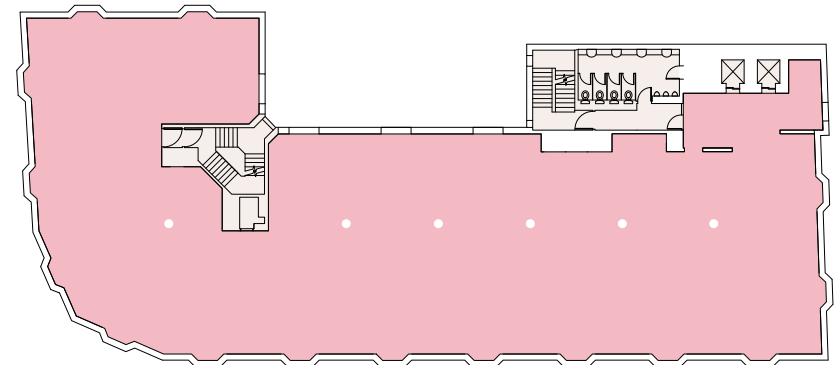
## Ground Floor Space Plan 4,606 Sq Ft / 428 Sq M

Workstations	44	Teapoint	01
4 person meeting room	01	Breakout areas	01
10 person boardroom	01	Waiting area	01



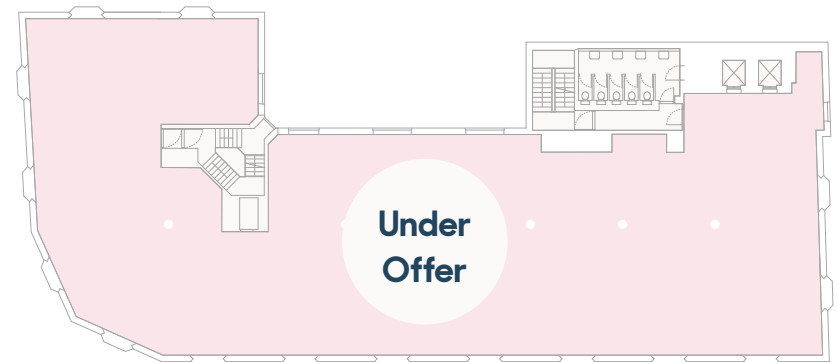
Gloucester Place

## First Floor 7,258 Sq Ft / 674 Sq M




Gloucester Place

## Second Floor 7,259 Sq Ft / 674 Sq M



Gloucester Place

 Floorplans not to scale. For indicative purposes only.

● Space ● Reception ● Core

# A colourful neighbourhood rich in creativity

A bustling location moments from the beach and adjacent to the vibrant North Laines.

The building is less than a five-minute walk from the station, with an eclectic mix of restaurants, cafés and boutiques right on its doorstep.



# Further information

## Terms

Upon application.

## Viewings

Strictly through the joint  
sole letting agents.



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